



# CITY OF SUMTER DESIGN REVIEW BOARD

## Minutes of the Meeting

June 22, 2023

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| <b>ATTENDANCE</b>   | <p>A meeting of the City of Sumter Design Review Board was held on Thursday, June 22, 2023, in the City Council Chambers located on the Fourth Floor of the Sumter Opera House. Four board members –Ms. Julie Herlong, Mr. Randy Abbott, Ms. Heidi Burkett and Ms. Jean Whitaker were present. Mr. Jerome Robinson, Ms. Lucy Wilson, and Ms. Hyacinth Kinley were absent.</p> <p>Staff members present were Mr. Kyle Kelly, Mr. Jeff Derwort, Mr. Quint Klopfleisch and Ms. Kellie Chapman.</p> <p>The meeting was called to order at 3:03 p.m. by Ms. Julie Herlong.</p>  |
| <b>MINUTES</b>      | <p>Mr. Randy Abbott made a motion to approve the minutes from the May 25, 2023, as written. The motion was seconded by Ms. Jean Whitaker and carried a unanimous vote.</p>   |
| <b>NEW BUSINESS</b> | <p><b><u>HP-23-11, 6 S. Sumter St. (City)</u></b> was presented by Mr. Quint Klopfleisch. The Committee reviewed this request for Design Review approval to install a new storefront entrance with windows and to modify the existing <i>porte cochere</i> on the rear of the building.</p> <p>Mr. Klopfleisch stated that the building on the property is a single story commercial structure with elements of mid-century modern design, constructed in 1960.</p> <p>Mr. Klopfleisch added approval was granted by the Design Review Board in 2020 via 3 separate submissions: to install a side emergency door (<i>HP-20-02</i>) and to install an awning and signage on the W. Liberty St. frontage of the building (<i>HP-20-07 and HP-20-16</i>).</p> <p>Mr. Leslie Alessandro was present to speak on behalf of the request.</p> <p>After some discussion, Ms. Jean Whitaker made a motion to approve the request to install a new storefront entrance with windows and to modify the existing <i>porte cochere</i> on the rear of the building, in accordance with the materials, photographs, and</p> |

construction details submitted and referenced in the Staff Report and Staff Presentation and based on compliance with Design Review Guidelines. The motion was seconded by Ms. Heidi Burkett and carried by a unanimous vote.

**HP-23-12, 120 (122) and 128 (126) N. Main St. (City)** was presented by Mr. Kyle Kelly. The Committee reviewed this request for Design Review approval for exterior alterations to include installation of a raised brick curb and ornamental metal railing for planters on both building front facades and installation of brick columns, low brick walls, and metal screen fencing to rear of 120 (122) N. Main St.

Mr. Kelly stated 120 (122) and 128 (126) N. Main St. are rectangular two-story buildings constructed in the first decade of the 20<sup>th</sup> century. Both buildings have generally served as professional offices for lawyers and architects over the years.

Mr. Kelly added 128 (126) N. Main St., known as the Smith Robinson Building, and previously as the Lee, Wilson, Erter & Booth Building, was built circa 1909. Two story rectangular plan building, with 3 arched openings on the street level containing glass doors and windows and spherical awnings (awnings are not original). The 2<sup>nd</sup> story features 5 rectangular windows with stone sills and lintels. The property is identified as site #135 in the 1985 Historic Resources Survey that catalogued the structures in the downtown area, and first appeared on Sanborn Maps, and it is an excellent example of rehabilitation of an older structure.

Mr. Kelly mentioned based on the age of the building and architectural design and features, this building is a contributing structure to the City-designated Downtown Review District.

Mr. Kelly stated 120 (122) N. Main St., also known as the Lee & Moise Building, was built circa 1907, and is a two-story Romanesque Revival building, according to the National Register Nomination for the Sumter Downtown Historic District. It contains 4 rectangular 1<sup>st</sup> floor windows, 5 stilted-arch windows on the 2<sup>nd</sup> floor, and recessed entryway. The property is identified as site #132 in the 1985 Historic Resources Survey that catalogued the structures in the downtown area, and first appeared on Sanborn Maps in 1912.

Mr. Kelly added the survey specifically noted that there is intricate brickwork at the cornice and parapet, and that the building is a good example of the Romanesque Revival architectural style and an excellent example of restoration.

Mr. Kelly mentioned based on the age of the building and

architectural design and features, 120 (122) N. Main St. is considered a contributing structure to the Downtown Sumter National Register District and contributes to the City-designated Downtown Design Review District.

Mr. Ben McIver was present to speak on behalf of the request.

After some discussion, Mr. Randy Abbott made a motion to approve for exterior alterations to include installation of a raised brick curb and ornamental metal railing for planters on both building front facades and installation of brick columns, low brick walls, and metal screen fencing to the rear of 120 (122) N. Main St., in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report and Staff Presentation and based on compliance with Design Review Guidelines. The motion was seconded by Ms. Heidi Burkett and carried by a unanimous vote.

**HP-23-13, 116 N. Main St. (City)** was presented by Mr. Kyle Kelly. The Committee reviewed this request for Design Review approval for demolition of the commercial building on the property.

Mr. Kelly mentioned 116 N. Main St. is a currently vacant small commercial building. The applicant intends to demolish the structure based on loss of structural integrity and to improve the aesthetic of the area's street front in conjunction with the façade enhancements planned for the buildings at 120 and 128 N. Main St. via *HP-23-12*.

Mr. Kelly stated that the small infill office space was built in 1956 in a narrow gap between two larger, older buildings. The building has a rectangular 1-story floor plan, with a glass storefront, stone bulkhead and metal sheathing of the transom and cornice. Assessed during 1985 City Historic Resources Survey, but not included in the 2010 City Historic Resources Survey.

After some discussion, Ms. Heidi Burkett made a motion to defer action on this request until the Thursday, July 27, 2023, meeting in order to receive additional information related to the request.

The Board has requested additional information on the following:

- Available details on rehabilitation and reuse options considered prior to demolition request.
- Design details on proposed post-demolition development of the property.

The Board will consider the request as part of the agenda for its

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|  | July Board Meeting, scheduled for 3:00pm on Thursday, July 27 in the Council Chambers on the 4 <sup>th</sup> floor of the Sumter Opera House. The motion was seconded by Mr. Randy Abbott and carried by a unanimous vote. |
| <b>OLD BUSINESS</b>                    | <b>NONE</b>  |
| <b>RECONGINATION OF BOARD MEMBER</b>   | Ms. Julie Herlong recognized Ms. Jean Whitaker for her dedicated service to the Board.   |
| <b>CERTIFICATES OF APPROPRIATENESS</b> | <b>NONE</b>  |
| <b>STAFF REPORT</b>                    | <b>NONE</b>  |
| <b>ADJOURNMENT</b>                     | With no further business, Ms. Heidi Burkett made a motion to adjourn the meeting at 3:48 p.m. The motion was seconded by Ms. Jean Whitaker and carried by a unanimous vote.  |
|  | Respectfully submitted,<br><i>Kellie K. Chapman</i><br>Kellie K. Chapman, Board Secretary  |